

**BOARD MEMBERS** 

# **CITY OF DETROIT**

TYRONE U. MILLER
DIRECTOR

Marvin Beatty Chairperson

**Diane Winn** 

BOARD OF ZONING APPEALS
Coleman A. Young Municipal Building

2 Woodward Avenue Suite 212

Vice-Chairperson Detroit, Michigan 48226 (313) 224-3595

David Esparza Benjamin Hogue Jonathan C. Kinloch Akua Budu-Watkins Nathan K. Ford

#### MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **OCTOBER 22, 2002,** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Vice-Chairman of the Board Diane Winn, called the meeting to order and Director Miller called the roll at 9:28 a.m.

#### **BOARD MEMBERS PRESENT:**

- (1) Benjamin Hogue, Board Member
- (2) Diane Winn, Vice-Chairperson
- (3) Johnathan C. Kinloch, Board Member
- (4) Akua Budu-Watkins, Board Member
- (5) David Esparza, Board Member

### **BOARD MEMBERS ABSENT:**

(1) Marvin Beatty Chairman (excused)(2) Nathan Ford, Board Member (unexcused)

# **NOT PRESENT FOR THE ENTIRE MEETING:** none

#### **MINUTES:**

Minutes were approved for October 8, 2002.

9:00 CASE NO.: 160-02

**APPLICANT: POSITIVE IMAGES** 

**LOCATION:** 4829 & 4835 COPLIN, between E.

Warren and E. Forest in a R2 zone (Two-

Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY**: Lots 227 & 228 in

the Jefferson Park Land Co. LTD (Plats) Subdivision (Liber 47, page 6 of Wayne

County Records).

**PROPOSAL:** POSITIVE IMAGES requests permission

to establish a parking lot for existing rooming house and substance abuse center in a R2 zone. This case is appealed because this use is not permitted in a R2 zone. (Sections 62.0403 Use Variance).

**SM** 

**ACTION OF THE BOARD**: Mr. Kinloch made a motion to GRANT.

Affirmative: Mr. Hogue, Kinloch, Esparza

Ms. Budu-Watkins, Winn

Negative: none

9:15 CASE NO.: 163-02

APPLICANT: ELIZABETH OJO

LOCATION: 19220 VAN DYKE (aka 19244 VAN

**DYKE),** between Suzanne and E. Seven Mile Rd. in a B4 zone (General Business

District).

**LEGAL DESCRIPTION OF PROPERTY**: Lots 3 thru 12 in

the House Van Dyke 7 Mile Rd Subdivision (Liber 49, Page 26 of Wayne

County Records).

**PROPOSAL: ELIZABETH OJO** requests permission to

establish a child care center in a B4 zone. This case is appealed because of deficient front and rear yards. (Sections 62.0402

(G) Dimensional Variance). AP

**ACTION OF THE BOARD**: Mr. Kinloch made a motion to take case under **ADVISEMENT**.

Affirmative: Mr. Hogue, Kinloch, Esparza

Ms. Winn

Negative: none

Ms. Budu-Watkins was not present for the vote

**ADVISEMENT** 

9:30 CASE NO.: 164-02

APPLICANT: KENNETH GRUSZEZYNSKI

**LOCATION:** 1775 VAN DYKE, between Kercheval and

Paul in a R5 zone (Medium Density

Residential District).

**LEGAL DESCRIPTION OF PROPERTY**: Lot 20 in the

Shipherds Subdivision (Liber 14, Page 61

of Wayne County Records).

**PROPOSAL:** KENNETH GRUSZEZYNSKI requests

permission to legalize the construction of a rear addition and wing walls and awning in front of multiple family dwelling. This case is appealed because of deficient rear yard. (Sections (G) Dimensional

Variance). LH

**ACTION OF THE BOARD**: Mr. Esparza made a motion to take case under **ADVISEMENT**.

Affirmative: Mr. Hogue, Kinloch, Esparza

Ms. Winn

Negative: none

Ms. Budu-Watkins was not present for the vote

**ADVISEMENT** 

10:00 CASE NO.: 161-02

APPLICANT: ANGELA JACKSON

**LOCATION:** 15022 TIREMAN, between Coyle and

Robson in a B4 zone (General Business

District).

**LEGAL DESCRIPTION OF PROPERTY**: Lots E 19.7 ft 1196;

1197 in the Frischkorns W. Chicago Blvd. (also P12 Plats) (Liber 46, Page 11 of

Wayne County Records).

**PROPOSAL:** ANGELA JACKSON requests permission

to establish a child day care center in a B4 zone. This case is appealed because of deficient front and side yards, deficient lot area and lot width and deficient play area.

(Sections 62.0402 (G) Dimensional

Variance). AP

**ACTION OF THE BOARD**: Mr. Hogue made a motion to take case under **ADVISEMENT**.

Affirmative: Mr. Hogue, Kinloch, Esparza

Ms. Winn

Negative: none

Ms. Budu-Watkins was not present for the vote

10:30 CASE NO.: B&SE 72-01 ADJOURNED FROM 10/01/02

APPLICANT: MICHAEL AMMORI

**LOCATION:** 7225 E. JEFFERSON, between E. Grand Blvd and

Field in a B4 zone. (General Business District).

**LEGAL DESCRIPTION OF PROPERTY**: Lots 5-7 in the westerly 14.18

feet of Lot 8 of Moses W. Field's Subdivision (Liber

1, Page 315 of Wayne County Records).

**PROPOSAL:** MICHAEL AMMORI requests permission to reverse

the decision of the Buildings and Safety Engineering Hearing Officer Denying permission to modify the site improvement requirements of Conditions 9, 25 and 26 of B&SE Grant 101-95 which Grant approved the construction of a 57 by 71.33 foot one story masonry SDM/SDD Licensed retail Convenience store primary use and a carryout restaurant accessory use. That a combination masonry wall/wrought iron type fence, a total of six (6) feet in height be properly erected and maintained along the entire length of both the westerly and the easterly side property lines, except where an on-site building exists along these lines; and that the existing sixty-five (65) foot tall advertising sign (billboard) be dismantled and removed from the site no later than June 30, 2000. This case is appealed because this appeal was filed within the proper time period and this use must be reviewed and approved by a City Agency.

(Sections 62.0300 Appeals to the Board). SM

**ACTION OF THE BOARD**: Mr. Esparza made a motion to take case under **ADVISEMENT**.

Affirmative: Mr. Hogue, Kinloch, Esparza

Ms. Winn

Negative: none

# Mr. Hogue a motion to **CONTINUE ADVISEMENTS**.

Affirmative: Mr. Hogue, Kinloch, Esparza

Ms. Winn

Negative: none

# ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Hogue motioned that the meeting be adjourned. This motion was seconded by Board Member Esparza who was unanimously carried and the meeting adjourned at 12:00 p.m.

RESPECTFULLY SUBMITTED

TYRONE U. MILLER DIRECTOR